

 HRE Consulting 	RFQ SHEET		
Project Name:	COLLIE ROUND HOUSE CONSERVATION PROJECT	Date:	22/11/19
Project Number:	5070	Revision:	A
Scope	Architectural services	Created By:	KHI
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1 INTRODUCTION

The National Trust of Western Australia (the Trust) aspires to awaken the community to the value of heritage. The National Trust is a statutory authority that works under an Act of Parliament, but at the same time it is also recognised as a not for profit, community based organisation and a registered charity. The National Trust works both for Government and for the community.

The Trust acknowledges its properties are situated on Aboriginal land across the state and recognises Aboriginal people remain the cultural and spiritual custodians of their land and continue to practice their values, languages, beliefs and knowledge. The Trust is committed to working with Aboriginal people to ensure these practices are recognised and included in the conservation and interpretation of its properties and Aboriginal people are consulted and involved in the development of Trust projects and programs.

Background

The Trust has been successful in an application to the Collie Futures Industry Development Fund (CFIDF) for funding that will enable remediation of the Collie Roundhouse site and conservation of the iconic structure.

Collie Roundhouse is located on the outskirts of the Town of Collie, 190km south of Perth and 55km east of Bunbury. On the Coalfields Highway 850 metres west of the Collie Visitor Centre, it sits on crown reserve land assigned for railway use since being gazetted in 1919.

In 2011 Lot 561 on Deposited Plan 68077, and Lot 2860 on Deposited Plan 36230 were set apart as Reserve 47127 for the purpose of 'Heritage Place' with a Management Order in favour of The National Trust of Australia (WA).

The Roundhouse was inscribed on the State Register of Heritage Places on 14 November 2017 following an interim registration in 1992. The site was classified by the Department of Environment Regulation on 10/2/15 as 'contaminated – restricted use'. Contamination and hazardous materials investigations are ongoing.



Reserve 47127 Landgate

History

The significant role rail played in the emergence of Collie as a source of coal for Western Australia is highlighted by the infrastructure that remains in the town of Collie, with the Collie Railway Roundhouse and Turntable and the Railway Goods Shed (c1898) and Footbridge (c1912) being key components. Collie Coal was discovered in Collie in 1883 but was not immediately exploited because of the dominance of the eastern states coalfields and the lack of a railway to transport the coal from Collie to Bunbury. The Collie townsite was declared in 1896.

The South West railway line was completed in 1893 and the line from Brunswick to Collie in 1898. Access to rail transport launched Collie and the coal industry on a sound basis and boosted settlement in the district. The important role that the engineer-in-chief and acting general manager of railways in Western Australia, Charles Yelverton (CY) O'Connor played in establishing the Collie coalfields is often overlooked. He pushed hard for the building of the line from Brunswick to Collie and argued convincingly for the use of local coal so that WA would be independent of the unreliable Eastern States coal.

Little detail is included in the assessment of significance documentation for the place but it is noted that:

The first roundhouse in the state was constructed in Bunbury in about 1929 at a cost of between £30,000 and £40,000.

A turntable was located in Collie from as early as 1898 when it was reported that 'the carriage sheds, engine sheds and turntable are now assuming a finished appearance, and the railway contractors are to be congratulated on successfully getting the heavy ironwork of the turntable into position without accident to either men or material'. It is likely that this was located near the intersection of Forrest Street and Prinsep Street North.

It was reported in June 1947 that 'a new turntable 80ft long' was located in Collie. The Roundhouse is a post-war building which housed 14 steam locomotives. It remains intact complete with turntable pit and turntable. It is thought to be the last extant Roundhouse in Western Australia.

The place was classified by the National Trust in 1988, placed on the Shire's municipal inventory in 1996, and included on the State Register of Heritage Places as an interim

registration in 1992 and adopted on 14 November 2017 with the following statement of significance:

Round House with Turntable, Collie comprising a single storey off-form concrete industrial locomotive Round House (1956) building with associated 100' Turntable (1957), has cultural heritage significance for the following reasons:

the place demonstrates the methods and evolution of maintaining steam locomotives in the State along a major rail transport route, through adopting innovations in technology and building;

the place demonstrates the development and importance of Collie as the State's only commercial coal producing town, which reflects the development of the State throughout the twentieth century and increased consumption of coal as a fuel source;

the place is rare for including the only extant railway round house, which may also be notable nationally for the use of concrete, and for including the only turntable of its size and type in the State; and,

the place has aesthetic value for its symmetry, innovative design, and architectural character through the use of off-form concrete, which makes it a dramatic and dominant structure located along a major route into Collie.

The buildings and structures adjacent to the place are not included in the curtilage and have not been considered as part of this assessment.¹

Project goal

Collie Roundhouse presents substantial potential to contribute to the economic diversification of Collie and there is significant interest to see it activated at both a local and State level.

Conserving the Collie Roundhouse will enable this historic landmark to be open for visitors to appreciate its remarkable architecture and historic connections to the town. The project will:

- remediate the site,
- conserve the structure,
- provide a long-term vision for the building and its substantial curtilage, and
- enable visitation.

It will prepare the way for future tourism-related commercial development that aims to build upon the landmark status of the place. Proposals have included adapting it to become a unique destination for local produce including (but not limited to) a distillery, juicing factory and honey outlet.

Completion of remediation and conservation will build on the strong community support for its rail heritage, create links to the nearby visitor centre and local trails, and pave the way for a development that aims to bring tourism revenue to the town and region. Providing infrastructure for tourism development is a key platform in the shire and region's economic development plans.

¹ 'Roundhouse with Turntable, Collie Conservation Management Plan' October 2018 p45

Also key to community stability and wellbeing is retention of cultural identity during this transition and the focus on a heritage-based tourism proposal enables the social and historic significance of Collie to be promoted.

Project Milestones

As outlined above, the focus of this stage of the project is threefold:

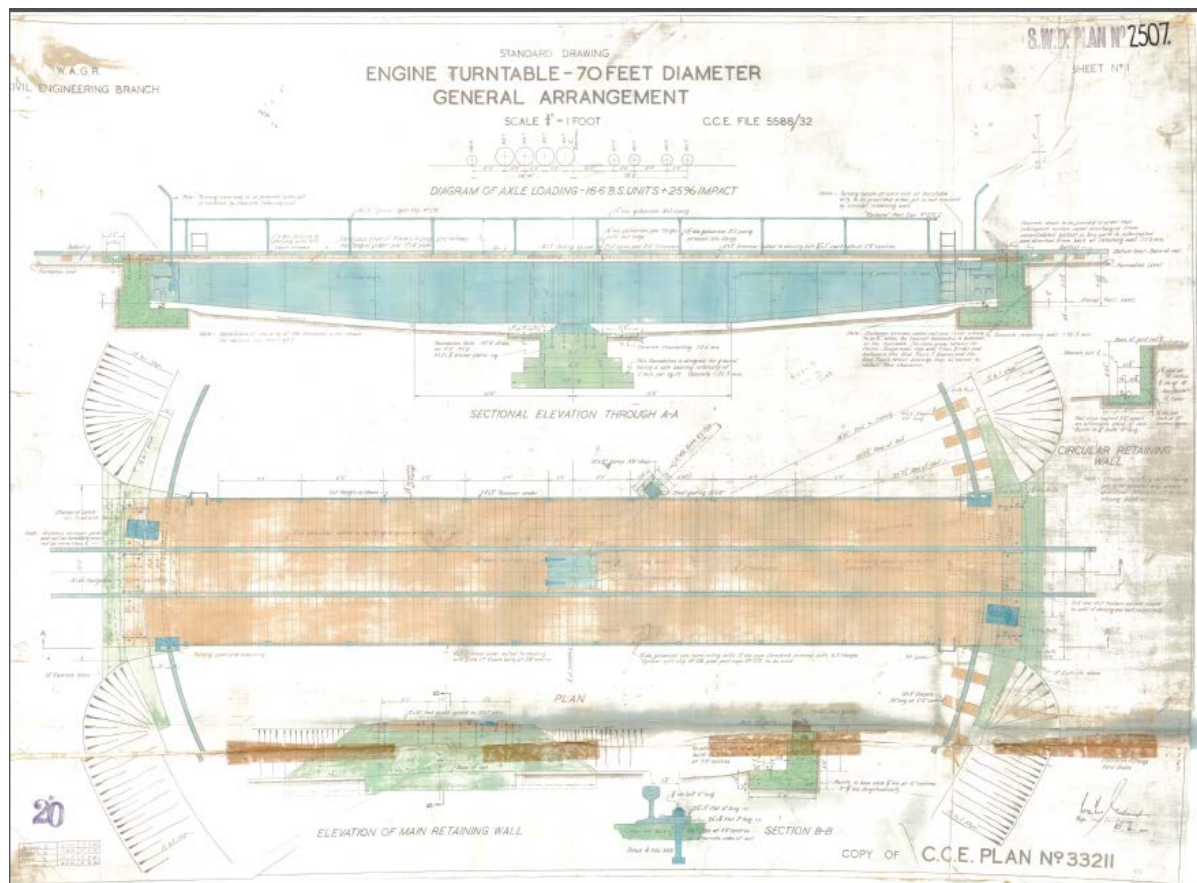
- Remediate the site to enable access by the public.
- Undertake conservation of the structure as funds permit
- Establish a vision for the whole of the site that is supported at local and State level

Existing resources

A conservation plan was prepared in 2018 and will guide the heritage requirements of the conservation and any new building. Included in the plan is an indicative scope of work (conservation only) costed by a quantity surveyor. This will form the basis of the conservation work but is yet to be documented and have engineering input.

Considerable contamination investigation and remediation has already occurred enabling re-classification of the site from *contaminated* to *contaminated – restricted use* (commercial/ industrial).

A series of archival drawings and preliminary CAD plans are available.



“Plan No 2507 - Sheet No 1 - Engine Turntable - 70 Feet Diameter- General Arrangement” Westnet Rail

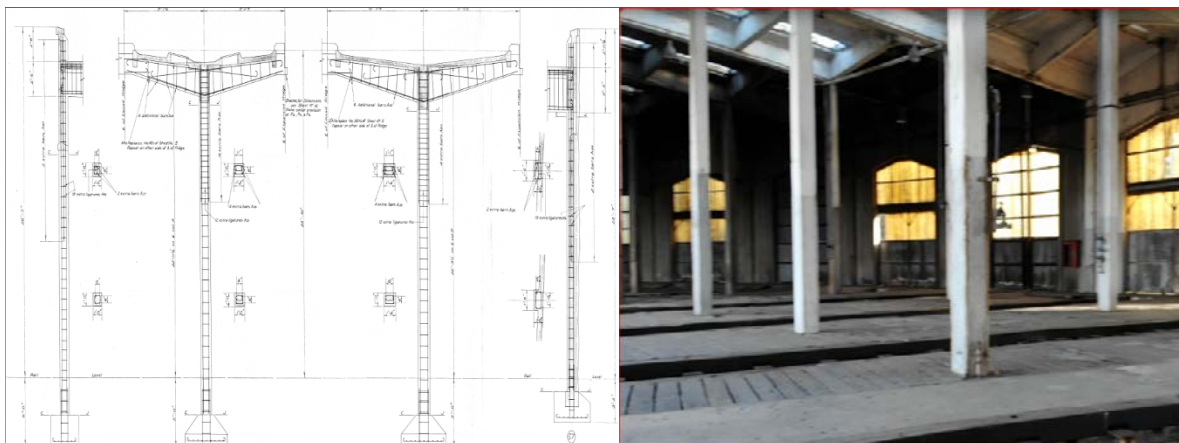
HRE Consulting has been awarded the project management for the **Collie Roundhouse conservation program**.



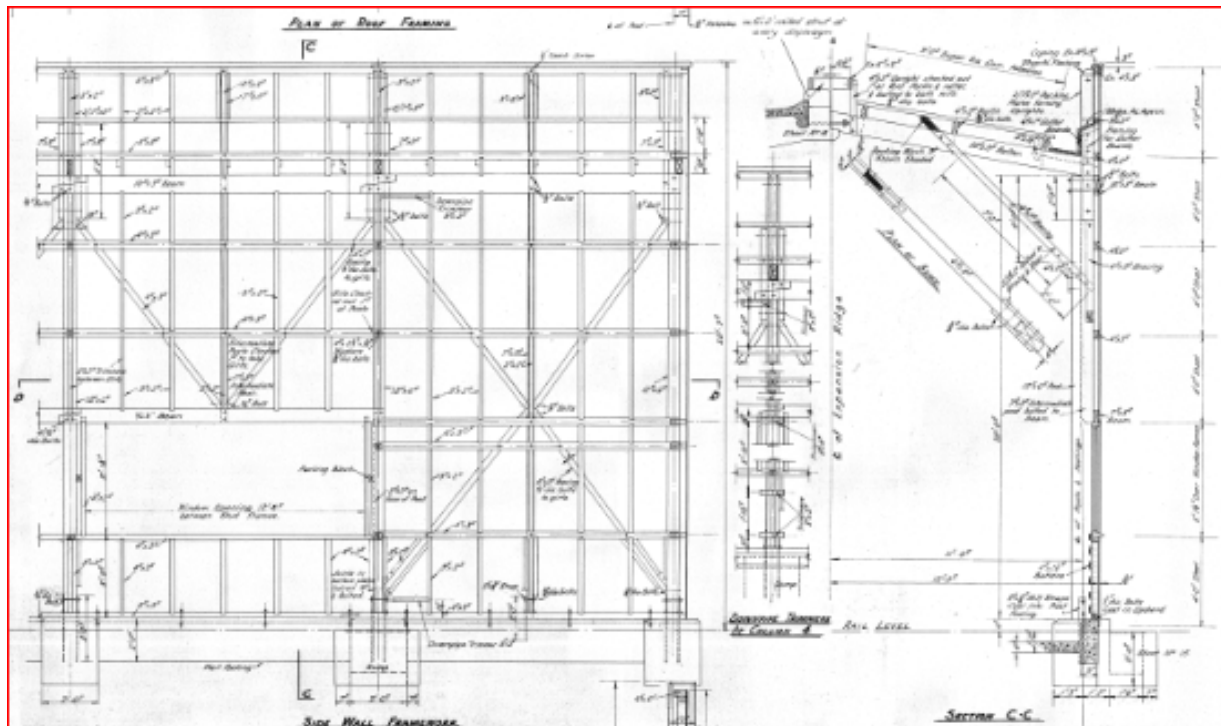
2 Scope of Work

Provision of architectural services

Collie Roundhouse, a single-storey off-form concrete former industrial building with railway turntable, and is located on the northern side of Coalfields Highway at the entry to the town of Collie. The place is currently owned by the Department of Planning, Lands and Heritage, with a management order for the place vested in the National Trust (WA).



The east wall of the Roundhouse is a timber framed structure



The roof structure is predominantly a steel reinforced structure with roof vents and skylights



Detailed guidelines for the conservation work is outlined in the “Round House with Turntable, Collie Conservation Management Plan” prepared by the Heritage Works unit of the Department of Planning, Lands and Heritage on the 16th October 2018. (Attached in uploaded documents)

Decontamination works are excluded from the architect’s scope of work.

2.1 Consultant Scope

The architectural services scope includes:

- Review of existing conservation plan and original drawings to become familiar with the significance and conservation requirements
- Provision of architectural consultancy services to complete an agreed scope of conservation works within the available budget

The consultant team is expected to:

- Provide architectural services including preparation of a scope of conservation works, development and building approvals, contract documentation, tender assessment, contract preparation and contract administration

- Assist the project manager with identifying required sub-consultants, preparing briefs, tendering for services, and co-ordinating services. At a minimum this will include a structural engineer and quantity surveyor. Hydraulic and electrical engineers may be required to assess the feasibility of future adaptive re-use works.
- Undertake heritage impact assessment and a final heritage impact statement to include with any development application
- Work with the Project Manager, National Trust and other stakeholders including but not limited to: the Town of Collie, the South West Development Commission, and the Department of Jobs, Tourism, Science and Innovation.
- Provide all relevant documentation for the construction tender. Note: any contracts valued at \$250, 000 or above must be lodged on the Tenders WA website;
- Contribute to the preparation of progress reports at grant milestones to meet funding requirements.

An RFQ has been advertised for asbestos removal and site remediation. This includes removal of asbestos roof sheeting, wall cladding and cawling. A package of works to replace these elements and re-glaze windows and skylights will be required immediately and separate to the remainder of conservation works.

It should be noted that the National Trust is in discussion with a party interested in adaptive re-use of the Roundhouse. As this proposal progresses the architectural consultant may be required to consider the proposed conservation scope against the adaptive re-use proposal. At present this is not sufficiently defined to build into the existing contract and will form a variation or separate contract if this proposal proceeds.

Procurement methods will be agreed once the scope is confirmed. A preliminary scope and feasibility estimate are attached.

2.2 Time frame

The anticipated timeframe for this project is from December 2019 to March 2021. A preliminary project plan is attached.

2.3 Insurance

Consultants are expected to hold the following insurances:

Consultants liability	\$10,000,000
Public liability	\$20,000,000
Professional indemnity	\$10,000,000

2.4 Project Budget

This project is being undertaken with funding from the Department of Jobs, Tourism, Science and Innovation. The final construction budget is dependent on the cost of site remediation however the existing feasibility estimate of \$826, 000 should be considered the overall working construction budget. This is ex gst and inclusive of regional allowance, design contingency and construction contingency.

A preliminary order of feasibility cost estimate has been prepared based on the scope of work provided in the conservation plan and is attached however there are exclusions that need to be reviewed and considered.

2.5 Form of Contract

AS 4122 – 2010 General Conditions of Contract for Consultants.

Payment terms are 30 days from acceptable completion of work being invoiced.

2.6 Information Required for Lodging Submissions

A briefing meeting is available on site by appointment.

Priority for selection of the consultants for this project will be given to those with a well-developed understanding of the special conditions associated with heritage places and experience with industrial heritage will be well regarded.

It should be noted that the use of local consultants, contractors and suppliers is desirable and a requirement of the funding arrangement.

Submissions will be evaluated against the following criteria:

1. Demonstrated relevant experience including credentials and expertise of key personnel
2. Response to the brief and proposed approach to the project
3. Understanding of the tasks and outcomes
4. Value for money
5. Local services content

The following details must also be included within the submission:

- Name of the lead consultant, business address and relevant contact details
- Details of services offered
- Total fee including travel and other disbursements. Percentages should be included for each phase of work to enable adjustment depending on the final contract sum value
- Hourly rates for any additional works outside the agreed scope
- Names and contact details of three referees who have had recent dealings with the contractor
- Level of professional indemnity insurance and name of the company that holds the policy

2.7 Submissions

All submissions should be clearly marked “Collie Roundhouse architectural services consultancy” and submitted no later than 5pm on the 16th December at the following address: Po Box 321 Collie and by and by email to hrebusiness@gmail.com

Email proposals received by the nominated closing date and time will be accepted provided that they are completed, signed, legible and include all necessary information required to be submitted as part of the proposal.

3.0 Project manager

The project manager will work with the architect, in selecting suitable contractors.

4.0 Appointment of a site Representative

TBA

5.0 HSEQ requirements

- All personnel working on site to have a work safe approved “white card”
- The Consultant must comply at all relevant times with all occupational health, safety and welfare legislation applicable to the provision of the Services.

6.0 Safety Notice

The Roundhouse site is considered high risk. Below are some of the areas identified as high risk areas. The consultant, however, must make their own evaluation and risk assess the site conditions, to ensure that all Personnel, while at work, is safe from injury and risk to health.

- Contaminated site with asbestos
- Contaminated site with Fly Ash
- Contaminated soils
- Open Pits in and around the round house
- Open pit within the turntable
- Rotten and missing timber floor beams
- Rusted and missing steel floor plating
- Missing skylights on the roof
- Working at height on the roof of building structure
- Structural integrity of the roof as a work platform

Appendix A –Drawings

Download link with drawings and photos
Conservation plan
Feasibility estimate
Drawings
Photos

For further information please email: hrebusiness@gmail.com

Reference: Collie Roundhouse Conservation project number 5070